



South Bend



Building a
21st Century City

Leading the Way...





South Bend, IN – The Top of the State, The Center of Attention

From its past as an industrial/manufacturing center, South Bend has grown into Northern Indiana/Southern Michigan's regional center for business and commerce, health, education, arts, culture, sports, and entertainment. From museums, performing and fine arts institutions, colleges and universities, sports and recreational facilities, to conference and convention centers and the finest in medical care, South Bend offers residents and visitors alike, big-city amenities in a friendly, Midwestern atmosphere.

Continuing new developments demonstrate confidence in South Bend as a prime area for investment and set the stage for the next stage of new development. We support the entrepreneurial spirit that has helped build our city and our efforts are directed at stimulating even more investment and supporting an entrepreneurial approach to urban development to help strengthen South Bend's position as the heart of the region.

At America's Crossroads . . .

As recently noted in the South Bend Tribune Business Weekly: South Bend is the center of a triangle between Chicago, Indianapolis, and Detroit. A study showed that only one other city, Harrisburg, PA is more strategically positioned than South Bend to offer one-day delivery to reach a significant portion of the country's population. "Location, location, location – that's why we do so well with Logistics (warehousing and distribution)," said Mark Eagan, President and CEO of the Chamber of Commerce of St. Joseph County.

South Bend on the Move . . .

South Bend has a diverse economic base that includes industry, technology, and transportation of goods. *Expansion Management* magazine ranked South Bend among the 40 hottest real estate markets for business in 2004 based on available land, office and industrial space inventory, as well as redevelopment opportunities for new and expanding companies (Thomas Gale, city-data.com). *Forbes Magazine* listed South Bend as one of the best places in the nation to start a business or career (April 5, 2007). As you will see in the following information, businesses are recognizing opportunities for expansion and investment in South Bend. Old industrial sites once abandoned, like the Studebaker complex, are being reclaimed for new industrial development and investment.

Smarter, Better, Brighter . . .

South Bend is also rich in educational opportunities, with the University of Notre Dame, St. Mary's College, Holy Cross College, Ivy Tech State University, and Indiana University of South Bend all located within minutes of our growing downtown area. We are working to make South Bend a place where students settle and establish careers and homes after graduation, resulting in "brain gain" for our community.

A Great Place to Live . . .

Downtown South Bend is the arts, culture, sports and entertainment center of the region. In addition to numerous community arts organizations, South Bend offers the internationally-ranked Morris Performing Arts Center and Palais Royale Ballroom, Century Center, the South Bend Regional Museum of Art, the Studebaker National Museum, Northern Indiana Center for History, and the HealthWorks! Kids' Museum.

A Great Place to Visit...

Along with the University of Notre Dame, South Bend is a world-class competition destination...College Football Hall of Fame, Coveleski Regional Baseball Stadium, the East Race Waterway – the first artificial whitewater course in North America, home to numerous Olympic Team Trials, and is now a part of Chicago's bid to land the 2016 Olympics. Finally, with outstanding public courses including Blackthorn, Erskine, Elbel, and Studebaker, and private courses including Warren at Notre Dame, South Bend, last year, was ranked by *Golf Digest* as the 16th best place in the country for quality of golf.

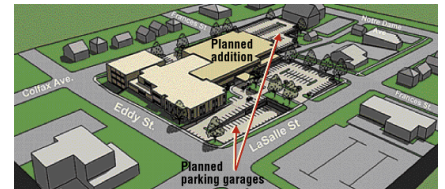
The Heart of the City . . .

The heart of South Bend is its residents. While the City works to lay the foundations for economic growth, it is the people of South Bend who have partnered with government to build local businesses, revitalize neighborhoods, foster relationships across cultural boundaries and worked at the grass roots level to build a better South Bend. Together, we are working to envision and implement a growing, vibrant, city for everyone.

HEALTHCARE

New Investment expands South Bend's position as the center for healthcare in the region.

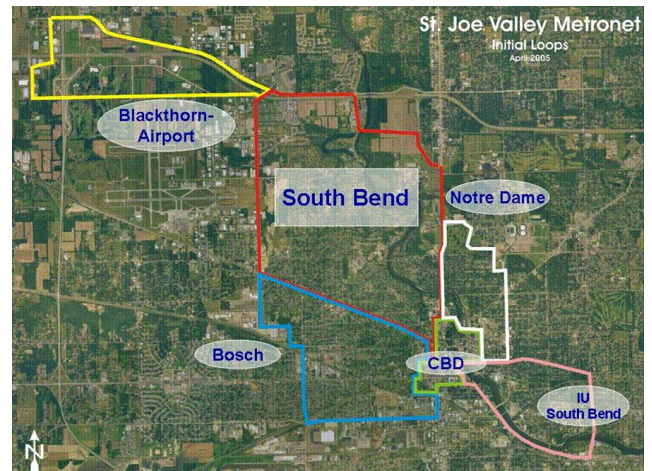
- ◆ **Memorial Health System** is a Level 2 trauma center, and the only hospital in Indiana named a national Top-100 facility by Solucient. Memorial is rapidly expanding downtown, opening the \$40 million Heart & Vascular Center in 2005, and is currently constructing a \$79.4 million surgical wing expansion, the largest in the 112-year history of the organization. When this expansion is completed in 2009, Memorial will operate one of the most technologically advanced surgical centers in the country, expanding surgical case capacity by 53%. The expansion will result in up to 45 new clinical jobs and 300 construction-related jobs over three years.
- ◆ **Madison Center** provides a full continuum of behavioral healthcare services. Their \$40 million campus expansion along the St. Joseph River includes the new 80,000 sq. ft Geropsychology Institute, a state-of-the-art behavioral healthcare facility for older adults. It is first of its kind in the United States and will feature a research center, chapel for spirituality programs, and a patient education facility. In addition, the Sunshine Clubhouse, a 10,000 square foot, lodge-style facility opened in April 2005; a 30,000 square foot, two story children's service center is under construction; and the proposed \$1.5 million ADHD Clinic is expected to open on the northwest corner of Hill & Cedar Streets by the end of June 2007.
- ◆ **South Bend Clinic**, an outpatient, multi-specialty surgicenter, has announced a \$40 million, 85,000 sq. ft. expansion of its main campus at Eddy St. The expanded facility will add more doctors and services, new technology, and more patient parking, and is expected to be completed by 2008. The expansion will add approximately 150 new jobs to the downtown area.



METRONET

State-of-the-art, vendor-neutral telecommunications infrastructure consisting of a 40-mile network of fiber-optic cable, creating a high-speed data network with virtually unlimited bandwidth

- ◆ First city in the U.S. to offer access to its underground traffic system conduit for use as a high speed data network (\$5 million advantage)
- ◆ Reliable, competitively priced system with multiple service options
- ◆ Connects local businesses, medical facilities, universities, and public institutions to each other, and through a network of transcontinental fiber pipes, to institutions around the world.
- ◆ Metronet puts South Bend on a level playing field with Chicago, St. Louis and other large cities.



Regional Center for business, finance, government, arts, culture, sports, entertainment, health, and education

DOWNTOWN & EAST BANK

2006/2007 Investment Launched or Completed: \$175+ Million

- ◆ Memorial Surgical Center Expansion \$80 million
- ◆ South Bend Clinic Expansion \$40 million
- ◆ Madison Center Geropsych Institute, Center for Children, Sunshine Clubhouse \$27 million
- ◆ South Bend Community School Corporation Headquarters \$8 million
- ◆ SB Civic Theatre Renovation of former Scottish Rite Bldg. \$4 million
- ◆ AM General Headquarters Expansion \$2.5 million
- ◆ South Bend Chocolate Café Expansion \$1.5 million
- ◆ Colfax Parking Garage \$1.1 million
- ◆ Youth Cultural Center - former State Theatre \$1 million
- ◆ Improvements & Expansions (Various Businesses) \$10+ million
- ◆ Omicron Biochemical \$250,000+



SBCSC

SB Chocolate Cafe



Civic Theatre



NoMA

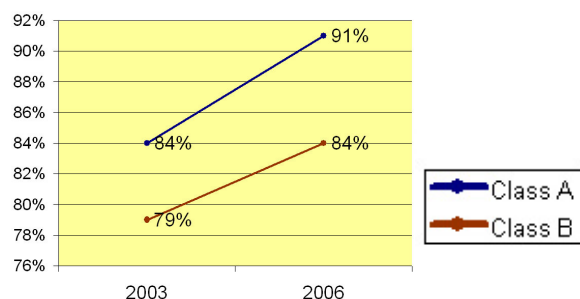


Marriott



Gameday

Downtown Office Building Occupancy:



New Retail Opportunities:

- ◆ Sean O'Casey's at the Marriott (\$1.5 million)
- ◆ All-American Newstand
- ◆ Howard Park General Store
- ◆ Bombay International
- ◆ NoMA (\$1+ million)
- ◆ Jimmy-John's
- ◆ PopStyle
- ◆ Popcorn
- ◆ Carmela's at Macri's



Downtown Workforce: 17,000

(based on 2002-03 economic census)

Upcoming Development: \$116+ Million

- ◆ Gameday Condominium/Hotel & Parking Garage \$40 million
- ◆ Kroc Center \$40 million
- ◆ Studebaker Administration Building \$14 million
- ◆ All-American Plaza (101 N. Michigan) Mixed Use Condominiums \$8 million
- ◆ Baker & Daniels, Key Bank Renovation \$7+ million
- ◆ Colfax Place Condominiums \$4 million
- ◆ Madison Center ADHD Clinic & new Group Home \$3.1 million
- ◆ Odysian Technology \$500,000+
- ◆ WNIT Public Television, Rink site & LaSalle Hotel

BLACKTHORN/AIRPORT EDA

Includes Blackthorn, US 31, & Airport Industrial Parks

Total Investment: Over \$1/2 Billion!

- ◆ 400+ businesses on 4,000 acres in 11 industrial parks
- ◆ 3,000+ new jobs created
- ◆ \$5.6 million in public infrastructure improvements
- ◆ Shovel-ready sites

2005/2006 Investment

- ◆ USF Holland Expansion \$6 million
- ◆ Clocktower Center \$1.4 million
(Ziker Cleaners, Hacienda, and more!)
- ◆ New Walgreens @ Bendix & Cleveland \$1.8 million
- ◆ Expansion and upgrade of existing businesses \$6 million



Upcoming Development: \$35+ million

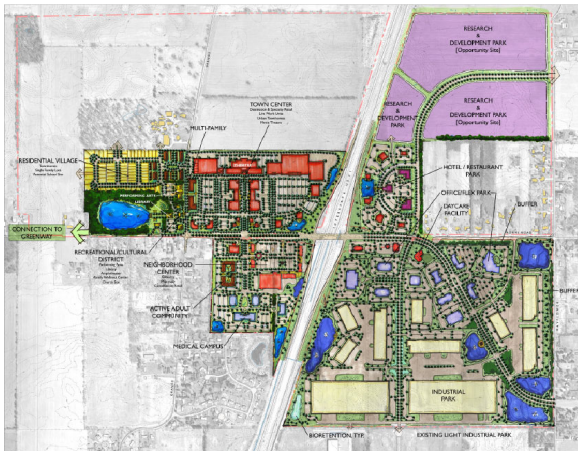
- ◆ PEI Genesis, Inc. - New 142,000 sq. ft. building \$10.6 million
- ◆ Imagineering Metal Finishing \$6.5 million
- New 80,000 sq. ft. headquarters & 1 acre Eco-Park
- ◆ County Mayo Irish Inn \$18 million
- Will help position South Bend as premier “stay & play” golf destination



PORTAGE PRAIRIE

Mixed Use private development - 500 acres

Total Private Investment at build out: \$378+ million



Proposed Plat for Portage Prairie Development

- ◆ **3,000-4,000 jobs**
- ◆ Regional destination
- ◆ Phase I - 150 acre Light Industrial & Distribution Park, Retail, and Residential Development
 - 150,000 sq. ft. Huron Building under construction
 - Private investment of approximately \$22 million
- ◆ \$2 million infrastructure investment
 - Dylan Dr., access from Cleveland & Adams Roads - under construction



NORTHEAST NEIGHBORHOOD

Strategic Partnerships and Planning have positioned the Northeast Neighborhood for the most significant growth in its history

- ◆ Nearly \$60 million in new development and infrastructure investment:
 - New single-family home construction
 - Edison/Angela realignment
 - Indiana University South Bend School of Medicine
 - Fredrickson Park & Boy Scout Training Center
 - Madison Center facilities on East Bank
- ◆ Upcoming Development:
 - Eddy/S.R. 23 realignment & walkable, village-scaled commercial center at “Five Points”
 - Unique mix of office, retail, & dining along Eddy
 - Joint planning for redevelopment of 33-acre St. Joe Med Center site
 - Development of design standards to create visually compatible neighborhood



Innovation Park

12-Acre Certified Technology Park located in South Bend's Northeast Neighborhood, just south of the University of Notre Dame



- ◆ Attract, incubate, support and retain new innovation based businesses
- ◆ Engagement and catalyst in the transition from post industrial economy to a thriving, sustainable, globally competitive, regional innovation economy.
- ◆ Collaborative effort with public and private sectors, regional colleges, and universities
- ◆ 12 acres; four buildings; 250,000 gross sq. ft. of synergistic office/research space
- ◆ Research centers/grant-funded efforts of universities and colleges
- ◆ City - Seed capital of \$1 million

ERSKINE/SOUTH SIDE

Total Investment: \$154+ Million

- ◆ 4 of the Top 10 Retailers by sales volume in the world
- ◆ 17 of the Top “Hot Retailers”
- ◆ \$4.9 million in public infrastructure investment on S Michigan/Ireland retail corridor to support retail and commercial growth
 - Road, water and sewer improvements
 - Utility line relocations
- ◆ New residential spin-off: Royal Oaks and Lafayette Falls housing development



US 31 South & Ireland Road

- ◆ \$24.8 Million - Development and expansion of Broadmoor Shopping Center & surrounding businesses

Erskine Village

- ◆ \$75+ million of private investment
- ◆ 510,000+ sq. ft. of retail development on 52 acres, when completed
- ◆ Kohl's, Target, Old Navy, Bed Bath & Beyond, PetSmart, Starbucks, TJ Maxx and multiple stores



Erskine Commons

- OPEN FOR BUSINESS!

- ◆ \$50+ million of private investment
- ◆ Wal-Mart, Lowe's, plus multiple stores
- ◆ 450,000+ sq. ft. of retail development on 52 acres, when complete
- ◆ INDOT and IDEM assistance regarding roadway and environmental remediation



STUDEBAKER INDUSTRIAL PARK

- ◆ Over \$20.4 million in acquisition, demolition, environmental remediation, and public infrastructure in Studebaker Area A
- ◆ Restores 82 acres of brownfield sites to productive economic use
- ◆ Acquired former SB Lathe - last major Studebaker site to be remediated
- ◆ 270 million pounds of crushed aggregate from demolition will be recycled for use at construction sites around the county
- ◆ TRANSPO - \$15 million New Maintenance Facility
- ◆ Shovel-ready sites available

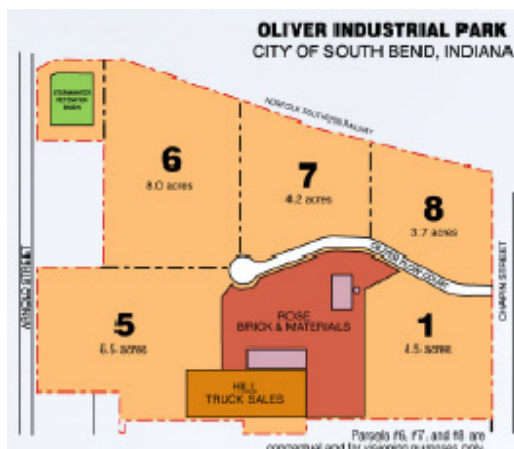


Future Light Industrial Park



OLIVER INDUSTRIAL PARK

- ◆ Public investment of \$4.5 million in acquisition, demolition, environmental remediation, and public infrastructure at former Oliver Chilled Plow manufacturing site (36 acres)
- ◆ Rose Brick and Material new headquarters and showroom in former Oliver Boilerhouse \$1.5 million
 - International Masonry Institute's 2005 Golden Trowel Award for Best Restoration Project/ Preservation-Exterior
 - Historic Preservation Commission's Southold Award for adaptive reuse of an historic building
- ◆ Shovel-ready sites available



Rose Brick & Materials



TARGETED ECONOMIC DEVELOPMENT SECTORS

21st Century Logistics (Warehouse and Distribution)

- ◆ AJ Wright (warehouse/distribution for TJX Corporation)
- ◆ Clark Food Services
- ◆ Coca Cola
- ◆ DHL Hub (airport)
- ◆ Fed Ex Hub (airport)
- ◆ Gibbs Wire
- ◆ Global Motor Sports (distribution of motorcycle parts)
- ◆ Martin's Grocery Stores
- ◆ Mittler Supply (specialty, industrial and medical gases)
- ◆ Patterson Dental
- ◆ Pepsi Cola
- ◆ Pfizer (warehouse/distribution for animal pharmaceutical products)
- ◆ Stanz Food Services
- ◆ Tech Data (warehouse and distribution)
- ◆ Tire Rack (warehouse/distribution of tires worldwide)
- ◆ Towne Air Freight
- ◆ UPS Hub (airport)
- ◆ USF Holland (warehouse and trucking distribution hub)
- ◆ Woodwind & Brasswind (retail/warehouse/distribution of musical instruments)



Life Sciences and Healthcare

- ◆ Enzyme Research (enzyme testing and kits)
- ◆ Madison Center (psychological care & research center)
- ◆ Memorial Healthcare Systems
- ◆ Omicron Biochemicals, Inc.
- ◆ Press Ganey (patient and healthcare satisfaction)
- ◆ South Bend Clinic
- ◆ South Bend Controls (medical fluid control devices)
- ◆ South Bend Medical Foundation
- ◆ St. Joseph Regional Medical Center
- ◆ Underwriters Laboratory (water testing)



Value Added Agriculture

- ◆ Mother Earth LLC (bio-fuels and recycling)
- ◆ New Energy (Indiana's first bio-fuel producer)



Advanced Manufacturing

- ◆ Bosch Braking Systems (R&D and production)
- ◆ Bowne Printing (printing and distribution of business, financial and federal forms)
- ◆ Capitol Technologies, Inc.
- ◆ Federal Mogul (advanced metal casting)
- ◆ Honeywell Aircraft Landing Systems (R&D and production)
- ◆ Imagineering Enterprises (metal-finishing for aerospace, military, and automobile industries)
- ◆ Magnetech (power generation sources)



TARGETED ECONOMIC DEVELOPMENT SECTORS (cont'd)

Advanced Manufacturing (cont'd)

- ◆ McCormick and Company (*automated food processing for restaurants*)
- ◆ PEI Genesis (*electronic connectors*)
- ◆ Rink Printing (*printing and binding*)
- ◆ Shafer Gear (*advanced gear research and production*)
- ◆ Steel Warehouse and Lock Joint Tube



Information Technology

- ◆ Metronet - 40 mile redundant loop of telecommunications fiber
- ◆ AT&T (*telephone and internet provider*)
- ◆ Bosch Global Communications Center
- ◆ Global Access Point (*Carrier Hotel and telecommunications fiber*)
- ◆ GramTel USA (*disaster recovery and data storage*)
- ◆ University of Notre Dame supercomputers



Corporate Headquarters

- ◆ 1st Source Bank
- ◆ AM General (*Hummer*)
- ◆ Bosch Corporation (*global communications center*)
- ◆ Crowe (*financial and business consulting*)
- ◆ FiServ (*financial and mortgage*)
- ◆ Holladay Corporation (*developer and construction*)
- ◆ Madison Center (*psychological services and research*)
- ◆ Moody's Risk Management Services (*financial*)
- ◆ Press Ganey (*patient and healthcare satisfaction*)
- ◆ South Bend Chocolate Company
- ◆ Teacher's Credit Union
- ◆ Tire Rack (*warehouse/distribution of tires worldwide*)
- ◆ Woodwind & Brasswind (*retail/warehouse/distribution of musical instruments*)

